

SCANNED

September 18, 2023

Thurston County  
Community Planning & Economic Development  
2000 Lakeridge Dr. S.W.  
Olympia, WA 98502

 THURSTON COUNTY  
RECEIVED

SEP 22 2023

**Re: Sienna 1 Plat – Variance Project Narrative**

The Sienna 1 Plat project is the second phase of a two-phase subdivision development located at 7731 Littlerock Rd SW, Tumwater, WA 98512. The site is currently one parcel, #0909009000, sized 16.18-acres. The proposal is to subdivide and develop the site into 77 single-family lots and 1 community clubhouse lot with associated roads, stormwater, and utilities. The proposed development is summarized by the following characteristics and narrative:

Property Location:	7731 Littlerock Rd SW, Tumwater, WA 98512
Tax Parcel Number:	0909009000
Property Zoning:	SFM
Property Area:	16.18 acres
Proposed Lot Count:	78 lots
Project Type:	Subdivision

**Site Description**

The property currently has the Sienna 2 access road and storm pond constructed along the eastern and central portions of the project. The remaining site area has been previously cleared, with low growing invasive vegetation such as scotch broom and Himalayan blackberry currently on the site. To the south is the Sienna 2 subdivision, single family homes to the west, and farmland and vegetation to the east and north.

**Project Elements**
Water and Sewer Utilities:

The proposed development is served City of Tumwater through the Sienna 2 plat improvements. Utilities will be connected to the improvements installed as part of that project.

Frontage Improvements

Frontage improvements have been constructed as part of the Sienna 2 subdivision, including a new traffic signal at the Littlerock Rd and 77<sup>th</sup> Way intersection. Right of way dedication and frontage improvements along Littlerock Rd were also included within the Sienna 2 project.

Access/Streets/Parking:

Per TCC 20.44.030 requires 2 parking spaces per single-family dwelling. This proposed project would take access via a Littlerock Rd SW. The proposed development will provide approximately 162 parking stalls. Two within individual driveways and garage parking per home to meet parking requirement and 6 on the clubhouse lot.

Open Space:

The Sienna Phase I proposed development proposes a total of 2.3 acres (Tract A, B, C, & D) located throughout the project site including Tree Tracts.

Critical Areas:

High groundwater is present on the project site.

HQ: 20210 142nd Avenue NE, Woodinville, WA 98072 • Kent: 1851 Central Place South, Suite 101, Kent, WA 98030

### **Variance Criteria**

Due to the surrounding property land uses, the Sienna 1 plat is required to have a 30-foot buffer from the adjacent property (parcel #12709320200) to the west. A variance is being requested to reduce this requirement with other screening and mitigation measures. Please see the below variance request criteria narrative for a full description of the request:

#### *Required Buffer*

Per TCC 22.47.050 Types of landscaping. H. Incompatible Uses. 1.b.: The Sienna 1 plat is required to provide a 30-foot buffer along the west property line due to the proposed residential subdivision lot being less than fifty percent of the square footage of an existing contiguous residential lot.

#### *Summary of the Issue with the Buffer*

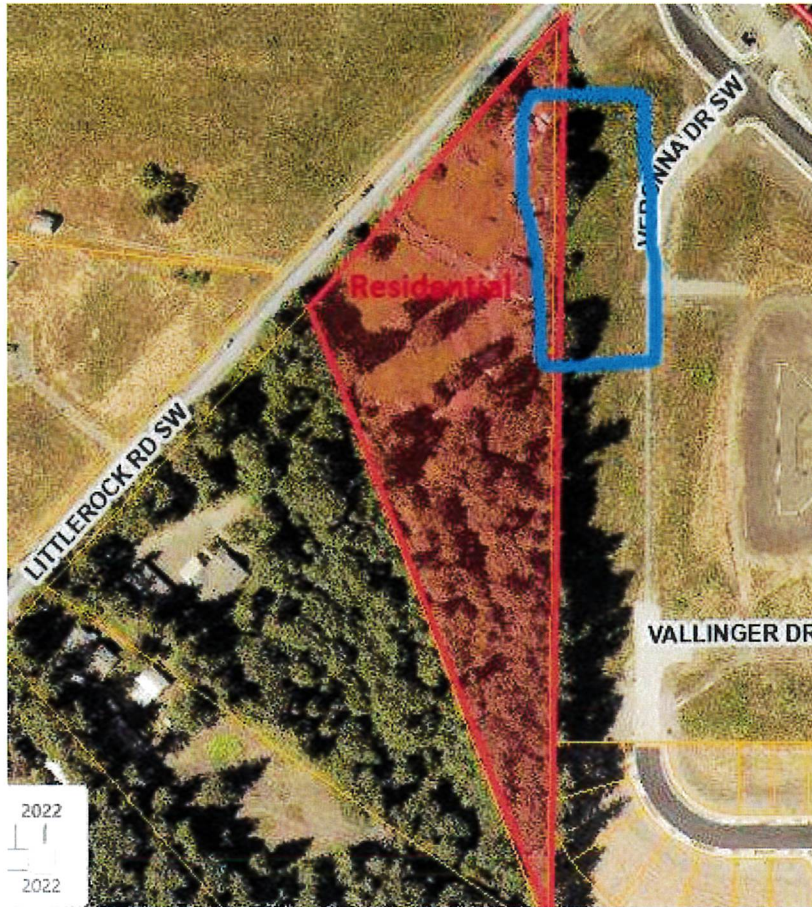
This project previously received preliminary plat approval and construction document approval around 2007-2008. The sewer and roads were cut in before the developer had to cease work due to the housing market crash in 2008. The project's preliminary-plat approval subsequently expired, and the project is now going back through the preliminary-plat process. Phase 2 of this project (Sienna II) was able to maintain preliminary plat approval and was constructed and received final plat approval in early 2023. Sienna II is accessed through Sienna I and utilizes the utilities that were installed prior to the project being put on hold in 2008. With that history in mind, rearranging the lots/moving utilities is not a possibility for Sienna I. The back two-thirds of the adjacent property is heavily forested and a natural buffer already exists. The proposed plat is required to install a 6-foot-tall cedar fence at the rear of all lots as well as trees every 36-feet in the rear yards. We are proposing to increase this up to 25-feet to meet the Type 2 buffer for compatible uses. The properties are zoned the same and if the adjacent property chose to clear their trees in the back portion, they would need to go through SEPA and would be subject to the same buffer requirements we now face. When the adjacent property is to develop, the buffer will no longer be required, therefore we believe the intent of the 30-foot buffer is lost and should not be required in this instance.

#### *Mitigating the Required Buffer*

To satisfy visual separation between the uses: Lots 173-177 (Marked in blue in below map) are proposed to have a 6-foot-tall cedar fence, with two trees planted in each back yard along the fence. Shrubs will be planted, and it is proposed as a Type 2 8-foot-wide landscape buffer.

The rest of lots (Lots 162-172) that abut the adjacent property will maintain the existing natural forest buffer on the adjacent parcel.

We believe that this level of visual screening will be sufficient in maintaining the intent of the County in regard to keeping a visual separation between land uses.



We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,

Tyrell Bradley, PE  
Principal Engineer  
LDC, Inc.